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CANNON BUILDING  
861 SILVER LAKE BLVD., SUITE 203  
DOVER, DELAWARE 19904-2467

STATE OF DELAWARE  
**DEPARTMENT OF STATE**

DIVISION OF PROFESSIONAL REGULATION

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<b>PUBLIC MEETING NOTICE:</b>	<b>DELAWARE REAL ESTATE COMMISSION</b>
<b>MEETING DATE AND TIME:</b>	<b>Thursday, April 14, 2011 at 9:00 a.m.</b>
<b>PLACE:</b>	861 Silver Lake Boulevard, Dover, Delaware <b>Conference Room A</b> , Second Floor of the Cannon Building

**AMENDED AGENDA**  
(Amended items are noted by an asterisk)

- 1.0 Call to Order
- 2.0 Review and Approval of Minutes
  - 2.1 Meeting Minutes – March 10, 2011
  - 2.2 Meeting Minutes – March 22, 2011
- 3.0 Hearings
  - 3.1 9:30 a.m. – Case No. 02-13-09 Against Mark D. Epstein  
Hearing Cancelled – Review of Consent Agreement
  - 3.2 11:00 a.m. – Case No. 02-19-07 Against Bruce N. Wright  
Hearing Cancelled – Review of Consent Agreement
  - 3.3 12:30 p.m. – Case No. 02-40-07 Against Michele L. Spaulding
- 4.0 Old Business
  - 4.1 Sign Final Orders from Rule to Show Cause Hearings Held on March 22, 2011
  - 4.2 Discussion: Moratorium on Approving Licensees to be Licensed With Two Separate Offices

4.3 Discussion: Proposed Changes to the Continuing Education Requirements

\*4.3.1 Review of Core Course Contents for Brokers and Salespersons

\*4.3.2 Review of Newly Licensed Salesperson Course Outline

5.0 New Business

5.1 Applications for Licensure

5.1.1 Ratification of New Salesperson Applicants

5.1.1.1 Sherilyn McLaughlin, Coldwell Banker Residential Brokerage, Berlin, MD

5.1.1.2 Shenetta Wilson, Keller Williams Realty, Christiana, DE

5.1.1.3 Jeffrey Ritterpusch, Buyer's Choice Real Estate Services, Inc., Ocean City, MD

5.1.1.4 Robert Smiles, Long and Foster, Rehoboth Beach, DE

5.1.1.5 Harold Deloach, Prudential Fox & Roach, Devon, PA

5.1.1.6 Michael Holoka, Prudential Fox & Roach, Devon, PA

5.1.1.7 Kristine McNeal, Prudential Fox & Roach, Wilmington, DE

5.1.1.8 Kate Tucker, Mark Fritschle Condominium Realty, Ltd., Ocean City, MD

5.1.1.9 Angela Clement, Keller Williams Realty, Christiana, DE

5.1.1.10 Tomas Tweddle, Keller Williams Realty, Christiana, DE

5.1.1.11 Melissa Harpster, Keller Williams Realty Referral Associates, Bear, DE

5.1.1.12 Mark Robinson, Prudential Gallo Realtors, Lewes, DE

5.1.1.13 Michael Sullivan, Coldwell Banker Preferred, Wilmington, DE

5.1.1.14 Victor Kane, Re/Max Sunvest Realty, Wilmington, DE

5.1.1.15 Kimberly Fell, Keller Williams Realty, Christiana, DE

5.1.1.16 Thomas Walpole, R & R Commercial Realty, Dover, DE

5.1.1.17 Jeffrey Smith, Mann and Sons, Inc., Rehoboth Beach, DE

5.1.1.18 Charlotte Samans, Ocean Atlantic-Sotheby's International Realty, Rehoboth Beach, DE

5.1.1.19 Gretchen Apps, Weichert Realtors, Chadds Ford, PA

5.1.1.20 Christopher Lee, Equity Retail Brokers, Conshohocken, PA

\*5.1.1.21 Ronnie McFarland, ERA Harrington Realty, Inc., Dover, DE

\*5.1.1.22 Elizabeth Williams, Bay Coast Realty, Rehoboth Beach, DE

\*5.1.1.23 Lori Killian, Long & Foster, Rehoboth Beach, DE

\*5.1.1.24 Linda Thompson, Long & Foster, Bethany Beach, DE

5.1.2 Non-Resident Brokers

5.1.2.1 David Della Porta, Della Porta Real Estate, Villanova, PA

5.1.2.2 Jeff Franzen, Lincoln Property Company, Herndon, VA

5.1.2.3 Anthony Decicci, Coldwell Banker Preferred, Media, PA

5.1.3 Resident Brokers

5.1.3.1 Richard Gessner, Witsil Realtors, Centerville, DE

5.1.3.2 Randall Mason, Jack Lingo, Inc., Realtor, Rehoboth Beach, DE

5.1.3.3 Domenick Peronti, Precision Realty Group of Delaware, LLC, Newport, DE

5.1.4 New Offices

5.1.4.1 Emory Hill Residential Real Estate, New Castle, DE

5.1.4.2 Precision Realty Group of Delaware, LLC, Newport, DE

\*5.1.4.3 Realty Mark First State, Newark, DE

\*5.1.4.4 Ocean Atlantic Sotheby's International Realty, Lewes, DE

\*5.1.4.5 Ocean Atlantic Sotheby's International Realty, Bethany Beach, DE

5.1.5 Non-Resident Salespersons

5.1.6 Resident Salespersons

5.1.6.1 Michael Carpenter, Prudential Fox & Roach, Bear, DE

5.1.6.2 Ashley Smarro, Prudential Fox & Roach, Newark, DE

5.1.7 Reinstatement of Licenses

\*5.1.7.1 Shay Weldin, First Class Properties, Dover, DE

5.2 Status of Complaints

5.2.1 Complaint No. 02-05-10 – Closed

5.2.2 Complaint No. 02-06-10 – Closed

5.2.3 Complaint No. 02-04-11 – Assigned to Mr. Staton

5.2.4 Complaint No. 02-05-11 – Assigned to Mr. Allamong

5.3 Education Committee Report

5.3.1 Recommendation to Approve and Deny Course Providers, Instructor Applications and Student Requests as Noted

5.4 Review of Consent Agreement for Case No. 02-19-09 Against Joseph J. Verdejo

5.5 Michael Schachte: Review of Request to Have His Probation Lifted

5.6 Discussion of Recent Superior Court Decision – Administrative Record – Ms. Heeney

5.7 Review of Letter from J. David Villabona Requesting to be Licensed with Two Offices

5.8 Review of Audit Information

5.8.1 Margaret Poisson

5.9 Discussion: Annual Seminar

5.10 Report on ARELLO Mid-Year Meeting Held on April 4-6, 2011 – Mr. White

6.0 Other Business before the Commission (for discussion only)

7.0 Public Comment

8.0 Next Meeting – May 20, 2011

9.0 Adjournment

**Please Take Note:** To assure consideration of an application at a meeting, the Commission office must receive all of these items no later than 4:30 p.m. ten full working days before the meeting date:

- Completed, signed and notarized application form,
- Fee payment, and
- All required documentation.

A final amended agenda will be published to reflect any items received after the original agenda is posted.

Unforeseen circumstances may result in a meeting being cancelled due to a lack of quorum.

Pursuant to 29 Delaware Code, Section 10004(e)(2), the Board shall pre-announce or pre-publish all Executive Sessions; however, such agenda shall be subject to change to include additional items including Executive Sessions which arise at the time of the body's meeting.

**MEMBERS: PLEASE CALL THE OFFICE OF THE DELAWARE REAL ESTATE COMMISSION AT 302-744-4500 OR EMAIL [customerservice.dpr@state.de.us](mailto:customerservice.dpr@state.de.us) IMMEDIATELY IF YOU CANNOT ATTEND THE MEETING. THANK YOU.**